

## BOARD OF SELECTMEN

March 11, 2014

### Minutes

The Board of Selectmen met on Tuesday, March 11, 2014 at 7:00 p.m. in the Town Hall Clark Room. Those present were Selectmen Timothy F. Hult, John Gorecki, Peter Scavongelli, John D. Williams and Douglas A. G. Stevenson. Town Administrator Timothy D. Goddard was also present.

Also in attendance:

Thomas Harrington, Town Counsel

Jacqueline Duffy, Nstar

Luan Lang, Nstar

DPW Superintendent Gary Davis

Abutters:

Andy Gettys, Oak Knoll Road

Roger Ling, Milne Cove Road

Michael Hanauer, Long Ridge Road

Michael Bishop, Finance Committee Chair

Larry Barton, Finance Director

Wayne Davis, Town Moderator

Charlene Hinton, Town Clerk

Luke Ascolillo, Community Preservation Committee Chair

Greg Peterson, Carlisle Affordable Housing Trust Chair

David Freedman, Planning Board Member

**Community Input** There was no community input this evening.

### Town Administrator Report

1. Mr. Goddard said Florence and David Reed have submitted a letter stating they are returning as coordinators of the Old Home Day activities. He said they are requesting June 27<sup>th</sup> and 28<sup>th</sup> as the dates for this year's Old Home Day celebration.

On a motion made by Mr. Stevenson and seconded by Mr. Scavongelli, it was unanimously **VOTED** to approve the request of the Old Home Day Committee to use Town properties, facilities and roadways to stage the Old Home Day celebration on June 27<sup>th</sup> and 28<sup>th</sup> as described in their request of February 18, 2014.

2. Mr. Goddard said a few months ago local artist, Steve Perko asked if the Selectmen would be interested in a gift of his Carlisle Streetscape painting for permanent display at Town Hall. Mr. Goddard explained that Mr. Perko and his wife will be moving out of town soon and would appreciate the Board's response to his offer. Mr. Stevenson said it was his understanding that the painting has been donated to the Historical Society and it would be loaned to Town Hall for display in the stairwell.

On a motion made by Mr. Stevenson and seconded by Mr. Williams, it was unanimously **VOTED** to accept as a donation from the Historical Society, as a permanent loan, the painting, Carlisle Streetscape and authorize the Town Administrator to hang it in the stairwell in Town Hall.

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3. Mr. Goddard said at our last meeting we had a brief discussion on a citizens' petition requesting the acceptance of Cutter's Ridge Road as a Town Way. He said the attorney for the Cutter's Ridge neighbors met with the Planning Board on Monday, March 10<sup>th</sup>. Mr. Goddard said Town Counsel is present for this discussion and any other Town Meeting related matters.

4. Mr. Goddard said Chief Flannery submitted a Site Plan review application for the Telecommunications Tower to both the Selectmen and Planning Board. He said the Planning Board will review the application for consistency with the zoning bylaw requirements for Site Plan review and will make a report to the Selectmen within 45 days, more than likely at our April 22<sup>nd</sup> meeting just prior to the Annual Town Meeting.

Mr. Goddard said the Planning Board indicated that the application for the site plan review was not complete. He said the next steps will be to have an informal discussion with Chief Flannery, his engineers, himself and a Selectman. Mr. Gorecki said he would be willing to participate in this discussion.

### **Liaison Reports**

Mr. Gorecki reported on the discussions from today's FinTeam meeting. He said the Assessor said this year she received thirty-four real estate abatement applications; nine were granted and twenty-three were denied and two were on hold. The Tax Collector said that 4,700 excise tax bills were sent out and 520 are outstanding.

Mr. Hult said at a recent CCHS Building Committee meeting there was a brief discussion on appointing him as an at large member from Carlisle and Louis Salemy as an at large member from Concord. He asked the Board to consider this proposal.

### **Minutes**

The Minutes to the Board of Selectmen's meeting of March 11, 2013 were approved with one amendment.

### **Public Hearings, NStar Grant(s) of location for:**

- a. Pole #1 22A on River Road
- b. Install conduit on Laurelwood Dr., Hemlock Hill Rd., Milne Cove Rd., and Oak Knoll Rd.
- c. Install new manholes on: Nowell Farme Rd., Long Ridge Rd., Fern Lane, and Suffolk Ln.
- d. Pole Installation #82/1A on Milne Cove Road

The Public Hearing was opened for NStar at 7:30 p.m. Nstar representatives Jacqueline Duffy and Luan Lang were present to explain the proposed work in detail. Mr. Gorecki stated that he was an abutter to one of the roads. Ms. Duffy said the purpose for this project is to replace cable [with conduit] that has been in the ground for over thirty years. Mr. Lang passed out diagrams of the areas to be worked on. He stated that their intent is to rebuild the neighborhood with a new conduit system and manholes. In response to Mr. Hult, Mr. Lang said they would like to begin the work on April 1<sup>st</sup> and that portion of the work would be complete by June 30<sup>th</sup>. He said this will be the first phase; putting in the conduit. Mr. Lang said Nstar will come next year and pull the cable through and complete the project. Mr. Lang said there will be no power outages during this work period. In response to Mr. Stevenson, Mr. Lang said the hole that they are digging will be 3 ft. wide and 3 ft. deep. Mr. Stevenson was concerned about the roads being returned to their original condition.

Mr. Scavongelli asked why an additional pole was required. Mr. Lang explained that another pole was necessary to complete a circuit and to insure that if one pole was struck down, service would not be interrupted.

Roger Ling from Milne Cove Road said he was opposed to the additional pole. He said one pole is sufficient. Andrew Hajducky of Red Fox Drive wanted assurance that Nstar was not working on his property or on Red Fox Drive.

The Board discussed the conditions that they would like to have Nstar met regarding this project. They were:

1. Coordinate work with Carlisle DPW/Comply with local regulations
2. Provide Town with periodic updated schedule of work
3. Coordinate to the extent possible with Verizon, Comcast, and other utilities

4. Provide for adequate emergency vehicle and school bus access throughout the project
5. Coordinate with private landowners whose property is impacted by construction
6. (Milne Cove permit only) Confirm that no excavation is to be done on Red Fox Drive.
7. Utilize existing utility poles before installing new ones
8. Provide accurate as-builts to Town after completion of project
9. Restore paved areas to same or better condition after completion of project

On a motion made by Mr. Stevenson and seconded by Mr. Scavongelli it was **VOTED 4 yes 1 abstain** to approve a grant of location to Nstar Electric Company to install approximately 4,454 feet of conduit at various manholes on Laurelwood Drive, Hemlock Hill Road, Milne Cove Road and Oak Knoll Road, Carlisle, MA per their application of December 5, 2013 and further move that Nstar coordinate with Gary Davis, Superintendent of DPW and follow all rules and regulations in the Town of Carlisle and review and adhere to the conditions discussed and presented tonight.

Mr. Lang spoke about the second project which he said was similar to the first project. He said their plan is to rebuild the neighborhood of Nowell Farme Road, Garnet Rock Lane, Long Ridge Road, Fern Lane and River Road. He said their intent was to install one new pole. Mr. Stevenson said the conditions from the previous project are the same for this project. Michael Hanauer, abutter from Long Ridge Road spoke about the location of the proposed new pole and made suggestions as to where it could be located.

Mr. Hult said our approach will be the same; we will not approve the pole locations now.

On a motion made by Mr. Stevenson and seconded by Mr. Scavongelli it was unanimously **VOTED** to approve a grant of location to Nstar Electric Company to install approximately 7,115 feet of conduit and six new manholes on Nowell Farme Road, Garnet Rock Lane, Long Ridge Road, Fern Lane and Suffolk Lane, Carlisle, MA per their application of December 5, 2013 and that Nstar coordinate with Gary Davis DPW supervisor and follow all rules and regulations in the Town of Carlisle and review and adhere to the conditions discussed and presented tonight.

### **Town Meeting Coordination Meeting #5**

Finance Committee Chair Michael Bishop, Community Preservation Committee Chair Luke Ascolillo, Town Moderator Wayne Davis, and Town Clerk Charlene Hinton were present for this last coordination meeting before Town Meeting.

Michael Bishop went through the operating budget. He said the Finance Committee is applying \$587,000 of free cash to the budget. Michael said \$100,000 will support the debt service, \$150,000 will be applied to OPEB, and approximately \$103,000 will go towards Long term Caps. Michael said \$235,000 will be used for two warrant articles if they are passed. The Finance Committee has also included the Telecommunications Tower for \$150,000 and the Highland Building for \$85,000 from free cash. Michael said with everything in the budget the tax rate will increase by 4%.

Mr. Hult said the Board will go through the Warrant tonight to get the articles in the correct order. He said no positions will be taken on the articles tonight. Mr. Goddard went through the Warrant Articles (attached hereto) noting the recent changes.

The changes were: a) Articles 12, 13 and 14 (all FY15 transfers to the budget) will fold into Article 16; b) Article 23 Health Insurance Mitigation Funding – will not be moved; c) Article 8 Stabilization Fund Transfer will be moved under Article 16; d) Article 29 Amend General Bylaws Subsection 3.26.4 to reflect recent CPA amendments near Article 21 Annual CPA Authorizations.

Wayne Davis informed the Board that he has been working on a description of Town Meeting and Town Meeting procedures that will be published in the Warrant Book and on the Town Website.

### **Discussion – Amendments to Minuteman HS Regional Agreement**

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Mr. Hult spoke about a meeting he and Mr. Goddard attended with other municipal leaders from various Member Towns. He said they discussed the changes that had been made to the revised agreement relative to weighted voting. He said it will take all 16 member Towns to approve this revised agreement. Mr. Hult said this is a very complex issue to explain to the residents. He said it is very possible that someone from the Minuteman School will attend our Town Meeting to give a presentation. Mr. Hult said our Minuteman Advisory Committee will work on making a recommendation on what this means to Carlisle and the financial implications. Mr. Hult said there will be a Minuteman Advisory Committee meeting on Monday, March 17<sup>th</sup> and they will prepare a summary and recommendation to the Board of Selectmen and Finance Committee.

### **Status Report re: Banta Davis studies**

Mr. Hult stated that tonight we will hear a brief report on the studies that were performed on Banta Davis and a brief summary on the financial study done on Banta Davis.

Greg Peterson, chair of the Affordable Housing Trust was present for this discussion. He said many studies were done on Banta Davis for different reasons. He said Banta Davis is a Town owned land. It has a sewage treatment plant and there are no conservation restrictions on this land. Other positive characteristics about this land are that there is room for a large well and it is located on Route 225.

Greg spoke about the following six (6) issues:

**1 Traffic impact** Greg said the Traffic study engineer reported that fifty apartments/units would produce about forty-five cars at peak hours from the housing project. He said on Saturday an additional twenty-six cars would add to the traffic. The Traffic report also said if a second school is built it would require a police detail or a traffic light, even if housing was not built on Banta Davis.

**2 Sewage Treatment** Greg said currently the wastewater treatment facility uses one-third of its capacity. It is capable of adding on a forty-eight unit apartment building and a second school.

**3 Home Wells** Greg said there were questions/concerns that the apartments will make home wells run dry. He said the answer was no and he gave a detailed explanation about the well and recharge system.

**4 Apartments eliminating ball fields** Greg said RecCom is in the process of having a study done of the playing-fields and we should see the results of that soon. He said however if the school expands or housing comes in, either way we will lose a ball field.

**5 A market for rental apartments in Carlisle** Greg said RKG Consultants have done a very thorough study on this question but their conclusion was there are no comparables because Carlisle has zoned out multi-family rentals. This lack of comparables makes it difficult to determine what the market demand is.

**6 Tax payer money for the project** Greg said RKG ran numbers on 20 units, 32 units, and a 44 unit project. Greg said it will cost half as much money to do rental housing at Banta Davis than any other place in town. Greg said RKG provided some approximate numbers for a 44 unit apartment. He said it would cost \$1.4million in public subsidy funds, which would be a combination of Town and State money. He said for the same size project any other place than Banta Davis it would cost \$3.2million.

Mr. Hult said we received three pieces of correspondence this week. He said Mary Storrs from the School Committee sent a letter stating that they are not in a position to vote on this before Town Meeting. He said it does not mean that they voted no, it means that they have not voted on it.

A letter was received from Recreation Commission Chair Rick Amodei stating that due to the constraints on time and their ability to do their summaries on the potential use of the fields; they will not be in a position to report on the results of their study before Town Meeting.

The third letter was a copy of a letter to Rick Amodei from Kelly Guarino, chair of the Conservation Commission responding to his inquiry as to whether other pieces of conservation land would be open to recreational field use. The answer was no.

Mr. Hult said we are faced with the decision as to what to do with this warrant article. He said we could take it off the warrant, leave it on the way it is, or modify it.

Mr. Williams suggested making it broad enough, but still present all of the facts that were presented from the studies.

Mr. Gorecki said he would take the article off the warrant. He did not see the need to have this discussion at Town Meeting because we do not have the input of the Recreation Commission and the School Committee is not supporting this at this time. He suggested putting it off until next year.

Mr. Stevenson said it concerns him to put this off for another year when we seem to have the momentum now. He said we have the consultants working for us now and this is the time to gather all the information we need.

Mr. Scavongelli said he would like to see this article stay on the warrant however it is needs to be revised. He said the way it is written now is a miss-direct in that indicates that it is for water purposes. It is for the construction of affordable housing.

Mr. Hult said he was disappointed that the school did not take a vote. The Town needs to take some direction on affordable housing. He said he realizes there are many hurdles, but if we don't do this, then what is our planning process.

Mr. Williams said this specific plan was the best option in the overall strategy. This is the mixed income rental approach. He said we should make the case for the proactive approach.

Greg Peterson said we have a unique situation in Carlisle. We have 35% of protected open space. He said he has heard comments relative to whether it will be safe having renters in town. Greg said we need direction from Town Meeting and we need this discussion before a large body at one time.

Mr. Hult said we need to craft a warrant article seeking the Town's approval related to mixed income rental, a solution to affordable housing, and to find out if the Town is interested in pursuing this strategy in working with the School and Banta Davis.

David Freedman, Planning Board said in narrowing the context of the Banta Davis article people will not know what they are getting into.

On a motion made by Mr. Gorecki and seconded by Mr. Williams it was unanimously **VOTED** to approve the Warrant Articles discussed tonight with the understanding that we will craft a Warrant Article for Banta Davis.

On a motion made by Mr. Stevenson and seconded by Mr. Gorecki, it was unanimously **VOTED** to close the Warrant for the Annual Town Meeting of April 28, 2014 and the Warrant for the Annual Town Election of May 6, 2014.

### **New Business**

Mr. Stevenson said Mr. Goddard and he prepared a Policy flying our Town flag at half-staff. Mr. Stevenson said there was at one time a tradition or policy that when a veteran in Town passed away that we would fly the flag at half -staff for that individual [also for an elected individual]. The Board agreed to look at the policy and approve same at the next meeting.

### **Executive Session**

At 10:35 p.m. a motion was made by Mr. Williams for the Board to enter into Executive Session pursuant to MGL Ch. 30A, §21(1) paragraph (3) to discuss strategy with respect to collective bargaining as an open meeting would have a detrimental effect on the Town's bargaining position, not to return to open session. The motion was seconded by Mr. Stevenson and the following roll call vote was taken: Hult – aye; Gorecki – aye; Scavongelli – aye; Williams – aye; and Stevenson – aye.

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Respectfully submitted by Margaret Arena